099.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,000 / 878,000
					USE VALUE:	878,000 / 878,000
					ASSESSED:	878,000 / 878,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE ANDREW H & MICHAEL H/ TRS	
Owner 2:	HERMAN G LEE & FAY H LEE FMLY	
Owner 3:	IRREVOCABLE TRUST	
Street 1:	35 MELVIN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LEE HERMAN GING & FAY HOM -
Owner 2:	-
Street 1:	35 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,751 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Wood Shingle Exterior and 3033 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7751.000	444,100		433,900	878,000
Total Card	0.178	444,100		433,900	878,000
Total Parcel	0.178	444,100		433,900	878,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.46 | /Parcel: 289.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64487
GIS Ref
GIS Ref
Insp Date 10/09/18

!8025!

PREVIOUS ASSESSMENT

Parcel ID 099.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	444,100	0	7,751.	433,900	878,000	878,000	Year End Roll	12/18/2019
2019	101	FV	328,700	0	7,751.	433,900	762,600	762,600	Year End Roll	1/3/2019
2018	101	FV	328,700	0	7,751.	371,900	700,600	700,600	Year End Roll	12/20/2017
2017	101	FV	328,700	0	7,751.	347,100	675,800	675,800	Year End Roll	1/3/2017
2016	101	FV	328,700	0	7,751.	297,600	626,300	626,300	Year End	1/4/2016
2015	101	FV	315,500	0	7,751.	266,600	582,100	582,100	Year End Roll	12/11/2014
2014	101	FV	315,500	0	7,751.	246,700	562,200	562,200	Year End Roll	12/16/2013
2013	101	FV	315,500	0	7,751.	235,300	550,800	550,800		12/13/2012

PRINT

Date	Time
12/10/20	22:37:00

LAST REV

Date	Time
10/16/18	10:02:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8025

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE HERMAN GING	60161-539		10/3/2012	Convenience	10	No	No		
	13517-572		8/1/1978		54,000	No	No		Y

USER DEFINED

Prior Id # 1:	64487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2009	586	New Wind	5,600					
4/16/1992	134	Manual	1,500					EXTEND PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
4/9/2009	Meas/Inspect	163	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Entry Denied	256	PATRIOT
10/21/1999	Measured	256	PATRIOT
9/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7751		Sq. Ft.	Site		0	70.	0.80	4			Ledge	-5					433,935						433,900	

Total AC/HA: 0.17794 | Total SF/SM: 7751 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,935 | Spl Credit | Total: 433,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.07236528
Const Adj.:	1.00000000
Adj $ / SQ:	144.769
Other Features:	112000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603448
Depreciation:	159310
Depreciated Total:	444138

COMMENTS

643-6039.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

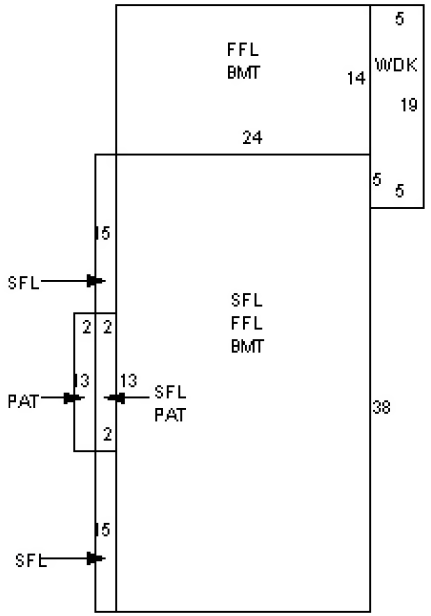
No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.25
Special Features:	0	Val/Su Net:	111.00
Final Total:	444100	Val/Su SzAd	178.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,368	54.720	74,861
FFL	First Floor	1,368	144.770	198,044
SFL	Second Floor	1,118	144.770	161,852
WDK	Deck	95	16.000	1,520
PAT	Patio	52	6.000	312

Net Sketched Area:	4,001			Total:	436,589
Size Ad	2486	Gross Are	4001	FinArea	3033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

099.0-0003-0006.0

IMAGE

AssessPro Patriot Properties, Inc